

# COUNTRYSIDE

ESTATES



## 14 Burns Avenue, Pitsea, Basildon, SS13 3AG

### £135,000 Leasehold

VACANT FIRST FLOOR ONE BEDROOM FLAT, in a small block of just 4 apartments, located in this quiet and pleasant road just a short walk of the town centre shops and station.

Featuring its own part of the driveway with parking for at least two vehicles and a quarter share of the rear garden, also benefitting from low service charges this makes an ideal first purchase or investment opportunity.

# 14 Burns Avenue, Pitsea, Basildon, SS13 3AG

## Communal Entrance Hall

Stairs to first floor.

## Entrance Hall

Loft access, electric heater, cupboard housing foam lagged cylinder, intercom for external door, coved and artex ceiling.

## Lounge/Kitchen 18'6 x 13 red 10 (5.64m x 3.96m red 3.05m)



Bay window and further window in kitchen area to front, electric heater, fitted units and sink in kitchen area with tiled splashbacks.



## Bedroom 14'4 x 9 (4.37m x 2.74m)



Window to rear, electric heater, coved and artex ceiling.



## Bathroom



White suite comprising of panelled bath, pedestal wash hand basin, close coupled wc, electric heater, window to rear, part tiled walls.

## Parking

To the right hand side of the apartments is a driveway which can provide parking for at least two vehicles ( in front of each other)

## Rear Garden

To the rear of the apartments is a garden with the apartment owning a 1/4.

## Lease

125 Years from January 1991

## Building Insurance

£184.62 per annum

## Ground Rent

£100 per annum

## Maintenance Fee

£40 per annum

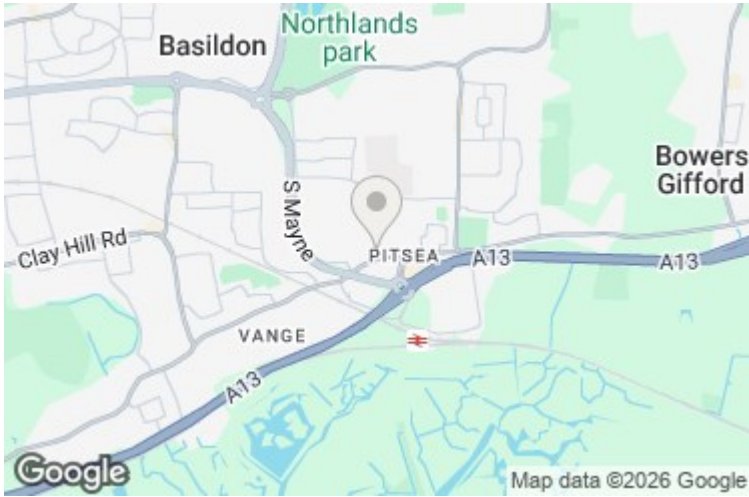
## Council Tax Band B

Basildon Council

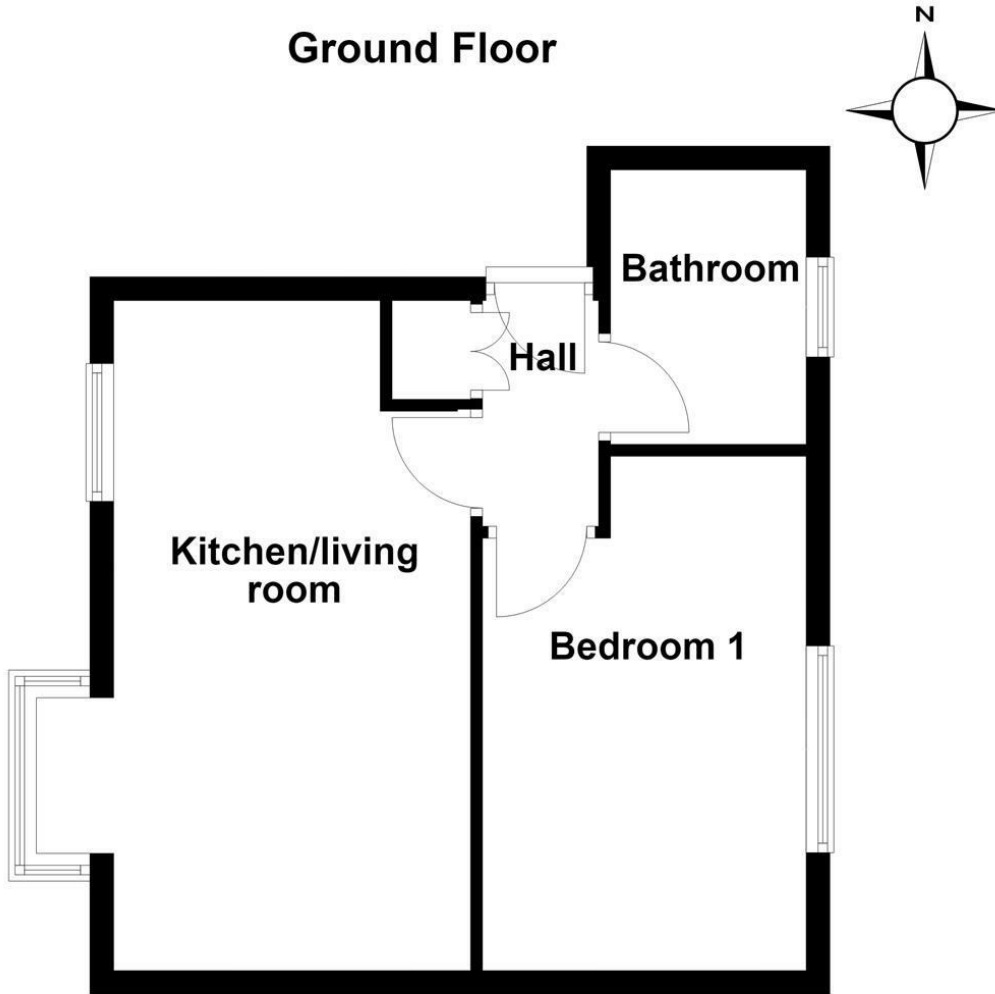
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Ground Floor



Total area: approx. 41.2 sq. metres (443.3 sq. feet)

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143